

*A spacious 3 bedroomed semi detached house set in a convenient Village location. Llanwnnen, near Lampeter, West Wales*



**5 Bro Llan, Llanwnnen, Lampeter, Ceredigion. SA48 7LB.**

**£210,000**

**REF: R/4072/LD**

\*\*\* No onward chain \*\*\* A deceptively spacious 3 bedroomed semi detached house \*\*\* Refurbished and modern accommodation \*\*\* Oil fired central heating, UPVC double glazing and good Broadband connectivity \*\*\* Fantastic views to the rear over open countryside and the Teifi Valley

\*\*\* Low maintenance enclosed garden laid to gravel and paved patio \*\*\* Useful range of workshop and studio space - With three separate outhouses

\*\*\* Ready to move into \*\*\* Attention 1st Time Buyers or Investment Purchasers \*\*\* Centre of Village position \*\*\* On a regular Bus route \*\*\* 3 miles from the University Town of Lampeter \*\*\* Commuting distance to the larger Towns of Aberystwyth and Carmarthen \*\*\* 1.5 miles from the new Ysgol Dyffryn Cledlyn School



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## LOCATION

Located in the heart of the popular Village of Llanwnnen, being 3 miles from the University Town of Lampeter, within easy reach of the Ceredigion Heritage Coast at Aberaeron, approximately 12 miles, 20 or so miles North from the Administrative Centre of Carmarthen, being the gateway to the M4 Motorway and connects to national rail networks.

## GENERAL DESCRIPTION

A deceptive well presented 3 bedroomed semi detached house enjoying a centre of Village position. The property perfectly suits 1st Time Buyers or Family Occupiers with its modern refurbished accommodation along with a rear extension offering an additional reception room.

The property enjoys the benefit of oil fired central heating, UPVC double glazing and good Broadband connectivity.

Externally it enjoys low maintenance enclosed garden area laid to gravel and paved patio. To the side of the property lies a range of useful outhouses/workshop/studio space.

## THE ACCOMMODATION

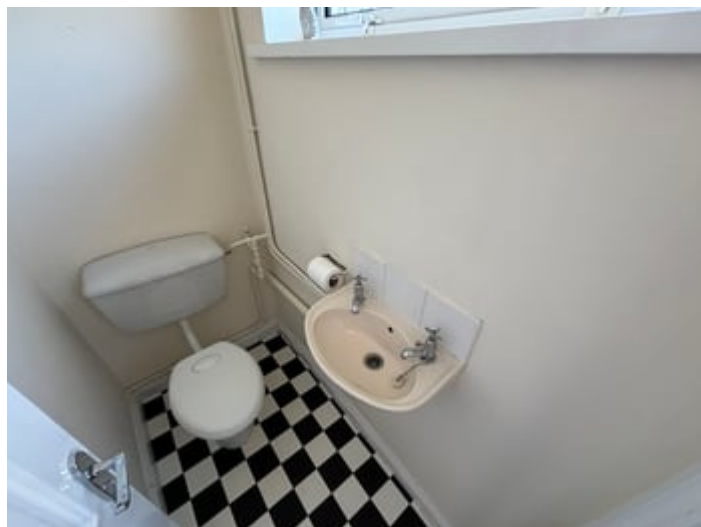
The accommodation at present offers more particularly the following.

### RECEPTION HALL

With UPVC front entrance door, laminate flooring, staircase to the first floor accommodation.

### DOWNSTAIRS W.C.

With low level flush w.c. and wash hand basin.



### LIVING ROOM

20' 3" x 10' 7" (6.17m x 3.23m). With radiator and double doors opening onto the Dining Room.



### DINING ROOM

14' 6" x 11' 9" (4.42m x 3.58m). A pleasant addition to the property offering a separate living area with patio doors opening onto the rear garden, radiator.



## KITCHEN

12' 3" x 11' 5" (3.73m x 3.48m). A modern fully fitted Light Oak Kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, eye level integrated oven, 4 ring gas hob with extractor hood over, timber cladded ceiling with spot lighting.

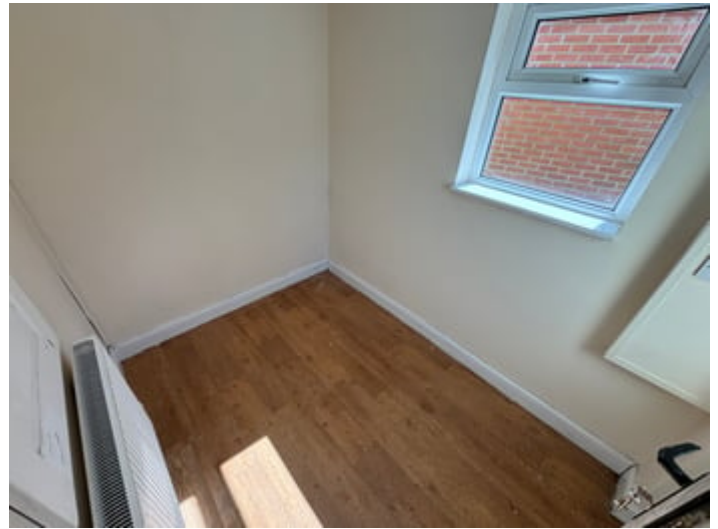


KITCHEN (SECOND IMAGE)



## SIDE ENTRANCE RECEPTION (POSSIBLE UTILITY)

With UPVC entrance door to the side garden and onto the Outhouses.



## FIRST FLOOR

### LANDING

With access to the loft space, two useful store cupboards.

### BEDROOM 1

10' 9" x 10' 9" (3.28m x 3.28m). With radiator and built-in wardrobe space.



### BEDROOM 3

9' 0" x 7' 7" (2.74m x 2.31m). With radiator and enjoying fine views to the rear over open farmland and the Teifi Valley.



### FAMILY BATHROOM

A stylish and modern suite with a Jacuzzi bath with rainfall effect shower over, low level flush w.c., pedestal wash hand basin, extractor fan, heated towel rail.



### BEDROOM 2

12' 4" x 8' 5" (3.76m x 2.57m). With radiator.



### EXTERNALLY

#### RANGE OF USEFUL OUTHOUSES

Comprising of



#### WORKSHOP

12' 3" x 7' 7" (3.73m x 2.31m). A versatile and useful outhouse having water and electricity connected. It could offer itself nicely as a home office, studio, workshop or utility area.



## STUDIO

14' 0" x 12' 0" (4.27m x 3.66m). With electricity connected.



## GARDEN SHED

10' 0" x 6' 6" (3.05m x 1.98m). With electricity connected.



## GARDEN

The property enjoys a low maintenance enclosed rear garden area laid to gravel and paved patio. It enjoys easy access from the Dining Area and also side entrance path. The garden provides breath taking views over the surrounding countryside and the Teifi Valley.



## GARDEN (SECOND IMAGE)



## PARKING

There lies one parking space to the front of the property in a communal parking area.

## VIEW FROM PROPERTY



### AGENT'S COMMENTS

A spacious 3 bedroomed semi detached house set in a convenient Village location,

### TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

### COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'C'.

### MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, ?????????? drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.


## Directions

From Lampeter take the A475 Newcastle Emlyn road. On reaching the Village of Llanwnnen at the mini roundabout turn right by the Grannell Hotel signposted for Cribyn. Continue along this road for 200 yards and the entrance to Bro Llan cul-de-sac will be located on your right hand side. Continue into the cul-de-sac and the property will be located in front of you, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this beautiful property, contact us:

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